

REMEDIAL SITE ASSESSMENT DECISION - EPA REGION V

Page 1 of 1

EPA ID: ILD990786261 Site Name: CUNEO PRESS

State ID:

Alias Site Names: CANEO PROPERTY

City: CHICAGO

Refer to Report Dated:

County or Parrish: COOK

State: IL

Report Developed By:

Report Type: PRELIMINARY ASSESSMENT 001

**1. Further Remedial Site Assessment Under CERCLA (Superfund) is not required because:**

NFRAP-Site does not qualify for the NPL based on existing information

**2. Further Assessment Needed Under CERCLA:****Discussion/Rationale:**

The U.S. Environmental Protection Agency (EPA) has determined that no further remedial action by the Federal Superfund program is warranted at the referenced site, at this time. The basis for the no further remedial action planned (NFRAP) determination is provided in the attached document. A NFRAP designation means that no additional remedial steps under the Federal Superfund program will be taken at the site unless new information warranting further Superfund consideration or conditions not previously known to EPA regarding the site are disclosed. In accordance with EPA's decision regarding the tracking of NFRAP sites, the referenced site may be removed from the CERCLIS database and placed in a separate archival database as a historical record if no further Superfund interest is warranted. Archived sites may be returned to the CERCLIS site inventory if new information necessitating further Superfund consideration is discovered.

Site Decision Made by: MIKE RIBORDY, NPL COORDINATOR

Signature: Paul H. For M.R.

Date: 08/31/2010

Preliminary Assessment

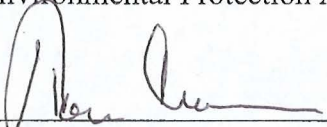
Cuneo Press
ILD990786261 / LPC 0316335072
Chicago, Illinois
August 31, 2010

ILLINOIS ENVIRONMENTAL PROTECTION
AGENCY
OFFICE OF
SITE EVALUATION

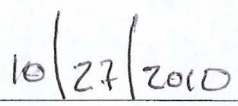
SIGNATURE PAGE

Title: CERCLA Site Reassessment, Preliminary Assessment, for Cuneo Press

Preparer: Thomas Crause, Manager, Office of Site Evaluation, Illinois
Environmental Protection Agency




Signature

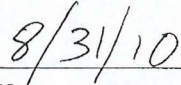


Date

Approval: Michael Ribordy Project Manager, United States Environmental
Protection Agency, Region 5

 FOR M.R.

Signature



Date

The approval signatures on this page indicate that this document has been authorized for information release to the public through appropriate channels. No other forms or signatures are required to document this information release.

TABLE OF CONTENTS

SECTION	PAGE
1.0 Site Introduction	1
2.0 Site Background	2
2.1 Site Description.....	2
2.2 Site History.....	3
2.3 Regulatory Status.....	4
3.0 Field Inspection Activities	5
3.1 Field Inspection.....	5
3.2 Past Environmental Investigations.....	5
4.0 Potential Sources	6
4.1 Underground Storage Tanks.....	6
4.2 Drums.....	7
4.3 Above-ground Storage Tanks.....	7
5.0 Pathway Discussions	7
5.1 Groundwater Pathway.....	7
5.2 Surface Water Pathway.....	8
5.3 Soil Exposure Pathway.....	9
5.4 Air Pathway.....	9
6.0 Summary	9
7.0 References	12

FIGURES

Figure 1.....	Site Location Map
Figure 2.....	Site Area Map

APPENDIES

Appendix A.....	May 6, 2010 Site Photographs
Appendix B.....	Illinois EPA NFR Letter

Preliminary Assessment

Section 1.0 Introduction

On May 8, 2009, the Illinois Environmental Protection Agency's (Illinois EPA) Office of Site Evaluation was tasked by the Region V Offices of United States Environmental Protection Agency (U.S. EPA) to conduct a Preliminary Assessment (PA) at the Cuneo Press site located in Chicago, Illinois. This site is located in the South Branch Addition to Chicago part of Section 28, Township 39 North, Range 14, East of the Third Principal Meridian, Cook County, Illinois (Figure 1).

Current U.S. EPA policy stipulates that a Preliminary Assessment be conducted to determine the current status of Cuneo Press. This Preliminary Assessment will consist of an evaluation of recent information to determine if further Superfund investigation is warranted. The Preliminary Assessment will supplement previous assessment work, and is not intended to replace previous CERCLA assessments.

The Preliminary Assessment is designed to provide necessary information that will help determine if the site qualifies for possible inclusion on the National Priorities List, or should receive a No Further Remedial Action Planned (NFRAP) designation. At the end of the assessment process the author will recommend that the site may be given a NFRAP designation, receive further Superfund investigation, or referred to another state or federal cleanup program. The Preliminary Assessment is performed under the authority of the Comprehensive

Environmental Response, Compensation and Liability Act (CERCLA) commonly known as Superfund.

The Cuneo Press site was placed on the Comprehensive Environmental Response, Compensation, and Liability Information System (CERLCIS) in 1994. From August 1994 to late 1996, U.S. EPA conducted a time-critical removal action at the site. The Preliminary Assessment Report will describe current site conditions and illustrate how the site has changed since the initial CERCLA removal. This report will contain a review of existing information to determine site history, current site conditions, and evaluate analytical data that may exist on the site. The Preliminary Assessment will also support emergency response or time-critical removal activities if it is determined that they are warranted.

Section 2.0 Site Background

2.1 Site Description

The former Cuneo Press site was located at 2201-2300 South Grove Street in Chicago, Cook County, Illinois (Figure 2). The property consists of approximately 4.5 acres that Cuneo Press occupied from approximately 1925 to the mid 1970's. At one point Cuneo was the country's largest printer of magazines and catalogs and was comprised of five major buildings. Of these five only the Nimmons and Fellows' Hoyt building remains today. There was a notable tire fire at one of the buildings prior to 1991, which halted play at the former Comisky Park. In 1991, all but the Hoyt building was used to stage the climatic final sequence of the 1991 film

Backdraft after which those buildings were demolished. Prior to Cuneo Press, this area was comprised of various industries, such as: meatpacking houses, lumber yards, factories, and grain elevators.

The site is located in an urban-industrial setting along the eastern bank of the South Branch of the Chicago River. To the north of site is the Premium Plastics Building, to the south commercial property (NuWay Transportation), and to the east, South Grove Street.

2.2 Site History

Development of the property dates back to 1870. The area was occupied by the Western Stone Company from 1889 to 1923. All indications are that this area served as a material transfer point for the stone company. Construction of the Cuneo Press buildings began in 1925 and was completed in 1927. Cuneo Press originated in the 1890's as the Henneberry Printing Company which was taken over by John Cuneo in the 1920's. The Grove Street operations began in the late 1920's at the time making it one of the largest printers in the country. John Cuneo died in 1977, and Cuneo Press ceased operations in that same year.

The City of Chicago began enrolling portions of the site in the Illinois EPA's Site Remediation Program (SRP) in 1996. Later this property was purchased by the International Union of Operating Engineers, but the City of Chicago remained as

the remedial applicants. None of the property east of Grove Street was enrolled in the SRP or subject to the findings of it.

International Union of Operating Engineers, Local 399 is the current owner of the property and has built an office, training, and meeting facility at the site.

CERCLA investigative activities began in late 1994, when U.S. EPA initiated a time-critical removal at the site. According to U.S. EPA, On Scene Coordinator, this removal effort consisted primarily of the disposal of numerous drums of liquid that a majority had failed the hazardous waste flash point test. U.S. EPA, inspected the: underground storage tanks (USTs), transformers, fuel oil vault, and mixing tanks; all but the USTs were determined to be empty. These USTs were pumped out and the liquid disposed of by U.S. EPA. U.S. EPA also categorized and stabilized approximately 300 drums. The disposal of the drums was accomplished by the use of a Unilateral Administrative Order (UAO). There were no soil or tanks removed as part of this activity and the site was given a status of "No Site Assessment Work Needed".

2.3 Regulatory Status

Based upon available file information, Cuneo Press does not appear to be subject to the Resource Conservation and Recovery Act (RCRA) corrective action authorities. Information currently available does not indicate that the site is under the authority of the Atomic Energy Act (AEA), (Uranium Mine Tailings Act

UMTRCA), or the Federal Insecticide Fungicide or Rodenticide Act (FIFRA). The site has entered into the State of Illinois' Voluntary Cleanup Program.

Section 3.0 Field Inspection Activities

3.1 Field Inspection

On May 6, 2010 the author of this report conducted a site reconnaissance of the former Cuneo Press site. Appendix A contains two current photographs of the property showing the new construction on the southern portion of the site and a paved parking lot extending to the north, east and western edge of the site. The paved lot is well constructed and in good condition. During the site reconnaissance the author of this report did not observe any exposed material or signs of erosion.

3.2 Past Environmental Investigations

Both Phase I and II Environmental Site Assessments were performed at the site for Earth, Incorporation in 1994. In 1995, the City of Chicago become involved in the clean-up of the site with the removal of three USTs and as stated earlier began the process of obtaining a comprehensive No Further Remediation (NFR) Letter from the Illinois EPA. This effort began in 1996, and a comprehensive NFR Letter was issued in 2009 (Appendix B). One stipulation of this letter was restricting the property for industrial/commercial use only.

In addition to the above listed activities the following is an outline of subsequent activities at the site that enabled the Illinois EPA to issue the NFA Letter:

- 1996, A gamma radiation screening survey was conducted at the site and a second Phase II, assessment was completed.
- 2000, City of Chicago has radiologically impacted soils removed near the Cuneo property. A 9,000 gallon buried rail car was located, removed and remediated at the site.
- 2004, An Illinois EPA metal detector survey identifies a 12,000 gallon UST. The tank contained two feet of solvent and was removed.
- 2005, additional soil is removed from the 12,000 gallon UST location and confirmation samples taken from the excavation.

At the conclusion of the activities that began with the initial U.S. EPA removal, a comprehensive No Further Remediation (NFR) Letter was issued by the Illinois EPA on January 6, 2009. This letter included a deed restriction limiting the use of the property to commercial/ industrial purposes. An asphalt cover was also mandated over specific areas with contaminated soil.

Section 4.0 Potential Sources

4.1 Underground Storage Tanks

As mentioned earlier in this report, this site had numerous below-ground tanks associated with it. Initially three tanks were located and removed; later a buried railroad tanker was found and removed. This discovery prompted an

electromagnetic magnetic (EM) survey of the remaining property. A 12,000 gallon storage tank was located by this survey.

The State of Illinois' Voluntary Cleanup Program provided oversight for the removal of the above mentioned sources.

4.2 Drums

Approximately 300 drums of liquid that a majority failed the hazardous waste flash point test were removed as part of a U.S. EPA Time-Critical Removal.

4.3 Above-ground Storage Tanks

An unknown number of above-ground tanks were pumped out and the waste was disposed of by U.S. EPA as part of their Time-Critical Removal.

Section 5.0 Pathway Discussions

5.1 Groundwater Pathway

The site is near the West Cermak Road (West 22nd Street) Bridge on the South Branch of the Chicago River. Geology of the area consists of glacial sediments in the vicinity of the site which are relatively thin dense silty-clay tills of the Wadsworth Member of the Wedron Till. This till unit is made up of dense unstratified silty-clay sediments with shale and limestone fragments that make up the majority of the unconsolidated sediments in this general area.

Bedrock in the area unconformably underlies the unconsolidated glacial material and consists of Silurian-age Niagaran dolomite. This dense micritic dolomitic limestone was formed by inland seas and was originally solution and reefal type limestone deposits. The original vuggy pore space remains in former reefal areas and solution and dissolution fractures are present predominantly in the upper 50 feet. Underlying the Niagaran dolomite is an Ordovician-age shale and dolomite unit called the Maquoketa Group.

Chicago utilizes drinking water from Lake Michigan through the City of Chicago's drinking water system. There are no community water supply wells or private drinking water wells within four miles of the site. Therefore, this pathway is not a concern at this time.

5.2 Surface Water Pathway

The surface water pathway begins where run-off from the site enters the first perennial surface water body. This location is referred to as the Probable Point of Entry (PPE). At Cuneo Press, the South Branch of the Chicago River forms the western border of the site. The PPE for Cuneo Press is any point where run-off from the site enters the South Branch of the Chicago River. The South Branch of the Chicago River is the first perennial surface water body that receives run-off from this area and the pathway follows it for approximately two miles where it becomes the Chicago Sanitary and Ship Canal (CSSC). It continues an additional 13 miles in the CSSC to complete the 15-mile target distance limit (TDL) and

terminates in Bridgeview, Illinois. This pathway travels through a primarily urban area with no notable wetland areas along it. Like most of the perennial water bodies in Illinois, the South Branch of the Chicago River and the CSSC are considered fisheries. To date there has been no record or complaints regarding a release, discharge, or spills from this site to the adjacent water body.

5.3 Soil Exposure Pathway

The Soil Exposure Pathway looks at the soil in the upper two feet of the grounds surface and within 200 feet of a residence. This pathway is not of concern at this site for two main reasons. As stated earlier, the State of Illinois' Voluntary Cleanup Program provided oversight for the cleanup of this site. The program assesses and remediates the upper three feet of the grounds surface. Secondly, the site is located in an urban/industrial area with no residential property within 200 feet of the site.

5.4 Air Pathway

Due to the type/s of operations at Cuneo Press, airborne releases were not an issue for this site. This pathway was not evaluated during the PA.

Section 6.0 Summary

The former Cuneo Press site was located at 2201-2300 South Grove Street in Chicago, Cook County, Illinois. The property consists of approximately 4.5 acres

that Cuneo Press occupied from approximately 1925 to the mid 1970's. At one point Cuneo was the country's largest printer and was comprised of five major buildings. Of these five, only the Nimmons and Fellows' Hoyt buildings remain today. Prior to Cuneo Press, this area was comprised of various industries, such as: meatpacking houses, lumber yards, factories, and grain elevators. The site is located in an urban-industrial setting along the eastern bank of the South Branch of the Chicago River.

Development of the property dates back to 1870. The area was occupied by the Western Stone Company from 1889 to 1923. Construction of the Cuneo Press buildings began in 1925 and was completed in 1927. Operations began in the late 1920s and ceased in 1977.

CERCLA investigative activities began in late 1994, when U.S. EPA initiated a time-critical removal at the site. This removal effort consisted primarily of the disposal of numerous drums of liquid that a majority had failed the hazardous waste flash point test. There was no soil or tanks removed as part of this activity and the site was given a status of "No Site Assessment Work Needed". CERCLA pathways of concern at this site were primarily soil exposure and surface water migration. The removal of the sources and use of an engineered barrier have eliminated these threats.

Both a Phase I and II, Environmental Site Assessments were performed at the site for Earth, Incorporation in 1994 and a second Phase II in 1996. In 1995, the City of Chicago became involved in the clean-up of the site with the removal of three Underground Storage Tanks (USTs). A comprehensive No Further Remediation Letter for the site was issued by Illinois EPA in 2009.

Section 7.0 References

<http://forgottenchicago.com/features/chicago-areas/grove-street>

Illinois Environmental Protection Agency, Bureau of Land; file for Cuneo Press,
LPC 03163335072

Wagner, Mark. Telephone interview with Fred Bartman, On Scene Coordinator,
U.S. EPA. 9 September 2009.

<http://forgottenchicago.com/features/chicago-areas/grove-street/>

<http://forgottenchicago.com/features/chicago-areas/grove-street/>

FIGURES

Figure 1.....	Site Location Map
Figure 2.....	Site Area Map

APPENDIES

Appendix A.....	May 6, 2010 Site Photographs
Appendix B.....	Illinois EPA NFR Letter

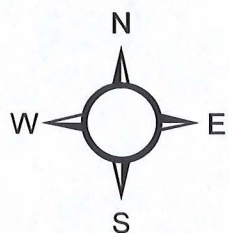
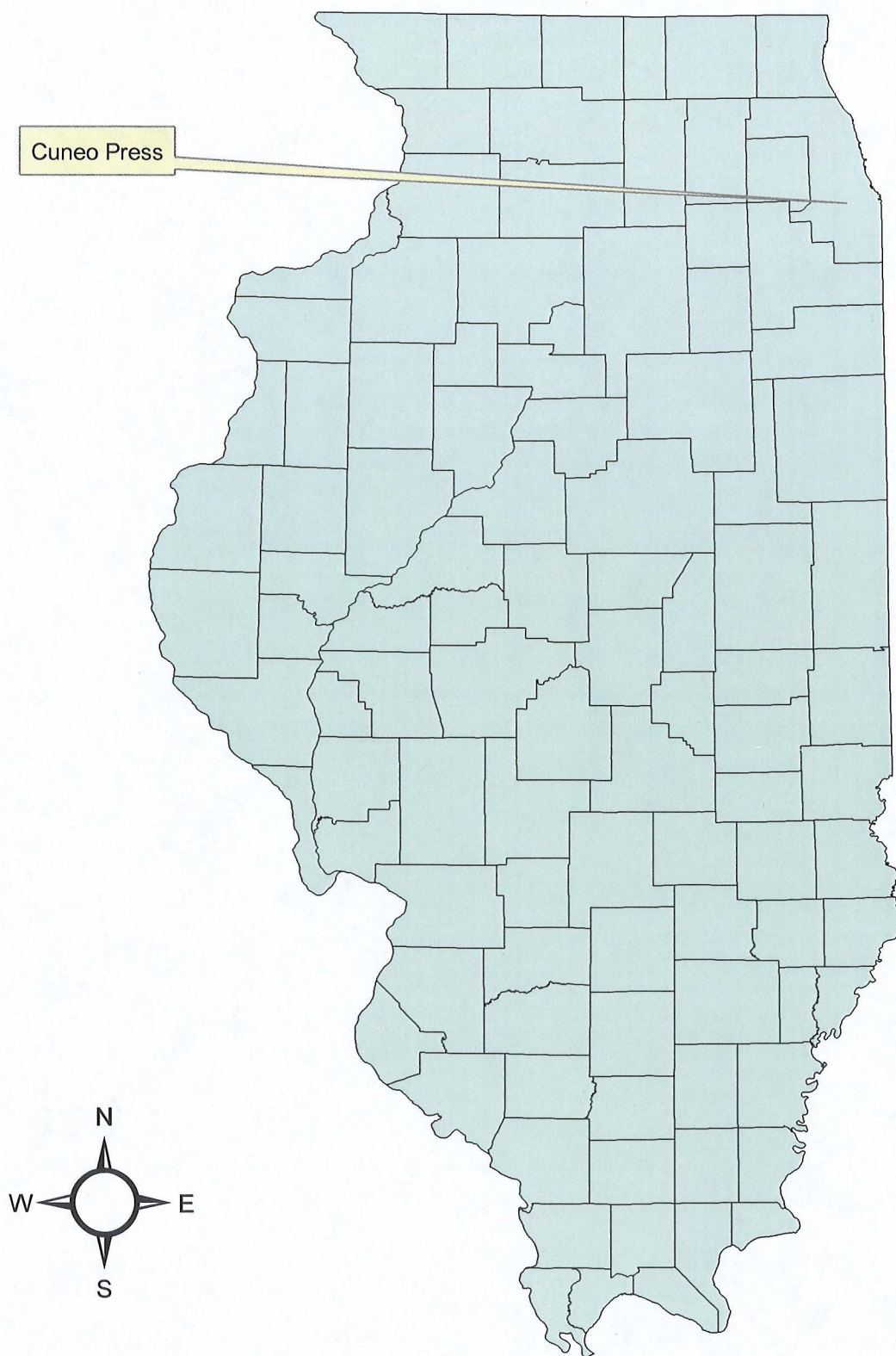


Figure 1
Site Location Map
Cuneo Press
ILD990786261 / LPC 0316335072



Figure 2. Site Area Map
Cuneo Press
ILD 990786261
LPC 0316335072

Appendix A
May 6, 2010 Site Photographs



Appendix B
Illinois EPA NFR Letter



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 - (217) 782-2829

JAMES R. THOMPSON CENTER, 100 WEST RANDOLPH, SUITE 11-300, CHICAGO, IL 60601 - (312) 814-6026

(217) 782-6761

ROD R. BLAGOJEVICH, GOVERNOR

DOUGLAS P. SCOTT, DIRECTOR

January 6, 2009

CERTIFIED MAIL

7007 0220 0000 0040 4123

Mr. Roger McGinty
International Union of Operating Engineers, Local 399
763 West Jackson Boulevard
Chicago, Illinois 60661

Re: 0316335072-Cook County
Chicago/Cuneo Presss (2242 S. Grove St.)
Site Remediation/Tech. Files
No Further Remediation Letter

RELEASABLE

FEB 03 2009

REVIEWER MD

Dear Mr. McGinty:

The completion report titled "*Request for Final NFR Letter*" (September 30, 2008/Log No.08-39129), as prepared by K+ Environmental Services for the Cuneo Press property, has been reviewed by the Illinois Environmental Protection Agency ("Illinois EPA") and demonstrates that the remedial action was completed in accordance with the *Revised Remedial Action Plan (RAP)*(July 6, 2004/Log No. 04/20988).

The Remediation Site, consisting of 2.5 acres, is located at 2242 South Grove Street, Chicago, Illinois. Pursuant to Section 58.10 of the Illinois Environmental Protection Act ("Act") (415 ILCS 5/1 et seq.), your request for a no further remediation determination is granted under the conditions and terms specified in this letter. The Remediation Applicant, as identified on the Illinois EPA's Site Remediation Program DRM-1 Form (June 6, 2007/Log No. 07-34580), is International Union of Operating Engineers, Local 399.

This comprehensive No Further Remediation Letter ("Letter") signifies a release from further responsibilities under the Act for the performance of the approved remedial action. This Letter shall be considered prima facie evidence that the Remediation Site described in the attached Illinois EPA Site Remediation Program Environmental Notice and shown in the attached Site Base Map does not constitute a threat to human health and the environment and does not require further remediation under the Act if utilized in accordance with the terms of this Letter.

Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

- 1) The Remediation Site is restricted to Industrial/Commercial land use.
- 2) The land use specified in this Letter may be revised if:
 - a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and
 - b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

Preventive, Engineering, and Institutional Controls

- 3) The implementation and maintenance of the following controls are required as part of the approval of the remediation objectives for this Remediation Site.

Preventive Controls:

- 4) At a minimum, a safety plan should be developed to address possible worker exposure in the event that any future excavation and construction activities may occur within the contaminated soil. Contaminated soils are located below the designated engineered barriers (concrete sidewalks, asphalt parking lot, building and three feet of clean soil in green spaces) identified on the attached site base map. Any excavation within the contaminated soil will require implementation of a safety plan consistent with NIOSH Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities, OSHA regulations (particularly in 29 CFR 1910 and 1926), state and local regulations, and other USEPA guidance. Soil excavated below the designated engineered barriers must be returned to the same depth from which it was excavated or properly managed or disposed in accordance with applicable state and federal regulations.

Engineering Controls:

- 5) The asphalt barrier, as shown in the attached Site Base Map, must remain over the contaminated soils. This asphalt barrier must be properly maintained as an engineered barrier to inhibit ingestion of the contaminated media.
- 6) The clean soil barrier, which is comprised of a minimum of 3 feet of clean soil covering the area shown in the attached Site Base Map, must remain over the contaminated soils. This clean soil barrier must be properly maintained as an engineered barrier to inhibit ingestion of the contaminated media.
- 7) The concrete cap barrier, as shown in the attached Site Base Map, must remain over the contaminated soils. This concrete cap barrier must be properly maintained as an engineered barrier to inhibit ingestion of the contaminated media.

- 8) The building, as shown in the attached Site Base Map, must remain over the contaminated soils. This building must be properly maintained as an engineered barrier to inhibit ingestion of the contaminated media.

Institutional Controls:

- 9) Section 11-8-390 of the Municipal Code of Chicago (Potable Water Wells), effectively prohibits the installation and the use of potable water supply wells and is an acceptable institutional control under the following conditions:
 - a) The Remediation Applicant shall provide written notification to the City of Chicago and to owner(s) of all properties under which groundwater contamination attributable to the Remediation Site exceeds the objectives approved by the Illinois EPA. The notification shall include:
 - i) The name and address of the local unit of government;
 - ii) The citation of Section 11-8-390
 - iii) A description of the property for which the owner is being sent notice by adequate legal description or by reference to a plat showing the boundaries;
 - iv) A statement that the ordinance restricting the groundwater use has been used by the Illinois EPA in reviewing a request for groundwater remediation objectives;
 - v) A statement as to the nature of the release and response action with the name, address, and Illinois EPA inventory identification number; and
 - vi) A statement as to where more information may be obtained regarding the ordinance.
 - b) Written proof of this notification shall be submitted to the Illinois EPA within forty-five (45) days from the date of this Letter to.

Robert E. O'Hara
Illinois Environmental Protection Agency
Bureau of Land/RPMS
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

- c) The following activities shall be grounds for voidance of the ordinance as an institutional control and this Letter:
 - i) Modification of the referenced ordinance to allow potable uses of groundwater;
 - ii) Approval of a site-specific request, such as a variance, to allow use of groundwater at the Remediation Site or at the affected properties;

- iii) Failure to provide written proof to the Illinois EPA within forty-five (45) days from the date of this Letter of written notification to the City of Chicago and affected property owner(s) of the intent to use Section 11-8-390 of the Municipal Code of Chicago (Potable Water Wells), as an institutional control at the Remediation Site; and
- iv) Violation of the terms and conditions of this No Further Remediation letter.

Other Terms

- 10) Where a groundwater ordinance is used to assure long-term protection of human health (as identified under Paragraph 9 of this Letter), the Remediation Applicant must record a copy of the groundwater ordinance adopted and administered by a unit of local government along with this Letter.
- 11) Where the Remediation Applicant is not the sole owner of the Remediation Site, the Remediation Applicant shall complete the attached *Property Owner Certification of the No Further Remediation Letter under the Site Remediation Program* Form. This certification, by original signature of each property owner, or the authorized agent of the owner(s), of the Remediation Site or any portion thereof who is not a Remediation Applicant shall be recorded along with this Letter.
- 12) Further information regarding this Remediation Site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency
Attn: Freedom of Information Act Officer
Bureau of Land-#24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

- 13) Pursuant to Section 58.10(f) of the Act (415 ILCS 5/58.10(f)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current title holder and to the Remediation Applicant at the last known address. The notice shall specify the cause for the avoidance, explain the provisions for appeal, and describe the facts in support of this cause. Specific acts or omissions that may result in the avoidance of the Letter under Sections 58.10(e)(1)-(7) of the Act (415 ILCS 5/58.10(e)(1)-(7)) include, but shall not be limited to:
 - a) Any violation of institutional controls or the designated land use restrictions;
 - b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;
 - c) The disturbance or removal of contamination that has been left in-place in accordance with the Remedial Action Plan. Access to soil contamination may be allowed if, during and after any access, public health and the environment are protected consistent with the Remedial Action Plan;
 - d) The failure to comply with the recording requirements for this Letter;